

Totals:	\$500,000	\$185,701	\$202,411
		E.C.F. =>	0.917
		Ave. E.C.F. =>	0.916

[illegible]

Franklin Township			Acreage						
2025 ECF Analysis & Determination									
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
004-002-300-12	11320 MAPLE LANE	10/26/23	\$121,665	\$41,863	\$79,802	\$103,924	0.768	ACRG	
004-002-300-19	11107 MAPLE LANE	06/17/22	\$180,011	\$65,320	\$114,691	\$115,325	0.995	ACRG	004-002-300-08
004-010-200-08	9950 WOODS RD	10/23/23	\$435,000	\$172,200	\$262,800	\$226,910	1.158	ACRG	
004-012-401-18	10175 HILLSIDE LN	02/03/23	\$145,000	\$24,486	\$120,514	\$136,306	0.884	ACRG	
004-013-201-23	11914 MEREDITH GRADE	12/16/22	\$50,000	\$9,884	\$40,116	\$100,962	0.397	ACRG	
004-015-400-23	9801 MEREDITH GRADE	11/10/22	\$165,000	\$37,594	\$127,406	\$166,667	0.764	ACRG	
004-019-300-15	8140 N CORNWELL AVE	06/14/22	\$114,000	\$21,331	\$92,669	\$150,478	0.616	ACRG	
004-021-100-04	8491 E LONG LAKE RD	07/20/23	\$485,000	\$330,267	\$154,733	\$77,365	2.000	ACRG	
004-024-100-05	11011 LITTLE GEORGE LK RD	06/02/23	\$290,000	\$141,057	\$148,943	\$73,907	2.015	ACRG	
004-024-100-06	11401 LITTLE GEORGE LAKE RD	01/16/24	\$195,000	\$181,440	\$13,560	\$11,382	1.191	ACRG	
004-024-400-13		01/31/23	\$115,000	\$45,411	\$69,589	\$41,106	1.693	ACRG	004-024-400-14
004-028-400-03	7189 N ATHEY AVE	10/17/23	\$95,000	\$56,937	\$38,063	\$15,405	2.471	ACRG	
004-031-300-04	6545 E ARNOLD LAKE ROAD	08/19/22	\$130,000	\$8,290	\$121,710	\$155,469	0.783	ACRG	
004-031-300-38	6160 MEREDITH GRADE	08/25/22	\$119,000	\$23,119	\$95,881	\$98,481	0.974	ACRG	
004-032-100-01	7024 N RODGERS AVE	07/08/22	\$89,900	\$8,683	\$81,217	\$65,271	1.244	ACRG	
004-034-300-13	9195 E ARNOLD LAKE RD	09/27/22	\$125,000	\$14,606	\$110,394	\$94,127	1.173	ACRG	
004-035-100-14	6636 N BAILEY LAKE AVE	09/14/23	\$137,000	\$62,285	\$74,715	\$51,276	1.457	ACRG	
Totals:			\$2,991,576		\$1,746,803	\$1,684,359			
							E.C.F. =>	1.037	
							Ave. E.C.F. =>	1.211	

Franklin Township			Subs						
2025 ECF Analysis & Determination									
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
004-100-135-00	8600 N CORNWELL AVE	11/03/23	\$51,000	\$7,679	\$43,321	\$85,014	0.510	SUBS	
004-200-043-00	10000 TOOHY TRAIL	03/23/23	\$55,000	\$15,542	\$39,458	\$43,968	0.897	SUBS	
004-200-045-00	10008 TOOHY TRAIL	04/14/23	\$70,000	\$16,330	\$53,670	\$37,572	1.428	SUBS	
004-200-053-00	10102 TOOHY TRAIL	07/10/23	\$65,900	\$19,126	\$46,774	\$41,937	1.115	SUBS	
004-200-057-00	10134 TOOHY TRAIL	05/02/22	\$135,000	\$15,817	\$119,183	\$90,148	1.322	SUBS	
004-200-081-00	10432 N ATHEY AVE	02/07/24	\$42,500	\$23,686	\$18,814	\$44,876	0.419	SUBS	
004-250-110-00	10472 NORTHWOODS TRAIL	04/27/23	\$136,000	\$23,686	\$112,314	\$110,129	1.020	SUBS	
004-250-126-00	10449 NORTHWOODS TRAIL	11/01/22	\$111,000	\$27,539	\$83,461	\$77,725	1.074	SUBS	
004-350-040-00		05/11/23	\$12,500	\$8,221	\$4,279	\$30,613	0.140	SUBS	
004-350-078-00	9166 EVERGREEN DR	02/20/24	\$61,250	\$9,264	\$51,986	\$40,115	1.296	SUBS	
004-400-024-04	10286 WOODS RD	12/07/22	\$115,100	\$16,675	\$98,425	\$86,071	1.144	SUBS	
004-400-039-50	10297 WOODS RD	01/13/23	\$118,000	\$39,405	\$78,595	\$119,798	0.656	SUBS	004-012-400-19
004-650-048-02	7761 POPPLE LANE	07/14/23	\$65,000	\$4,808	\$60,192	\$72,490	0.830	SUBS	004-650-048-01
004-650-053-00	7645 POPPLE LANE	04/15/22	\$144,900	\$10,084	\$134,816	\$131,903	1.022	SUBS	004-650-052-00
004-650-060-00	6710 PINEVIEW ST	05/26/23	\$190,000	\$4,301	\$185,699	\$191,011	0.972	SUBS	
004-650-066-00	7676 POPPLE LANE	10/20/22	\$116,000	\$6,942	\$109,058	\$79,175	1.377	SUBS	
Totals:			\$1,489,150		\$1,240,045	\$1,282,544			
							E.C.F. =>	0.967	
							Ave. E.C.F. =>	0.951	

Franklin Township			Waterfront						
2025 ECF Analysis & Determination									
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
004-150-012-00	10353 TOOHY TRAIL	08/07/23	\$245,000	\$45,147	\$199,853	\$178,773	1.118	WTRF	
004-604-008-00	131 OAK LANE	07/11/22	\$185,000	\$40,927	\$144,073	\$77,239	1.865	WTRF	004-604-007-00
Totals:			\$430,000		\$343,926	\$256,012			
							E.C.F. =>	1.343	
							Ave. E.C.F. =>	1.492	